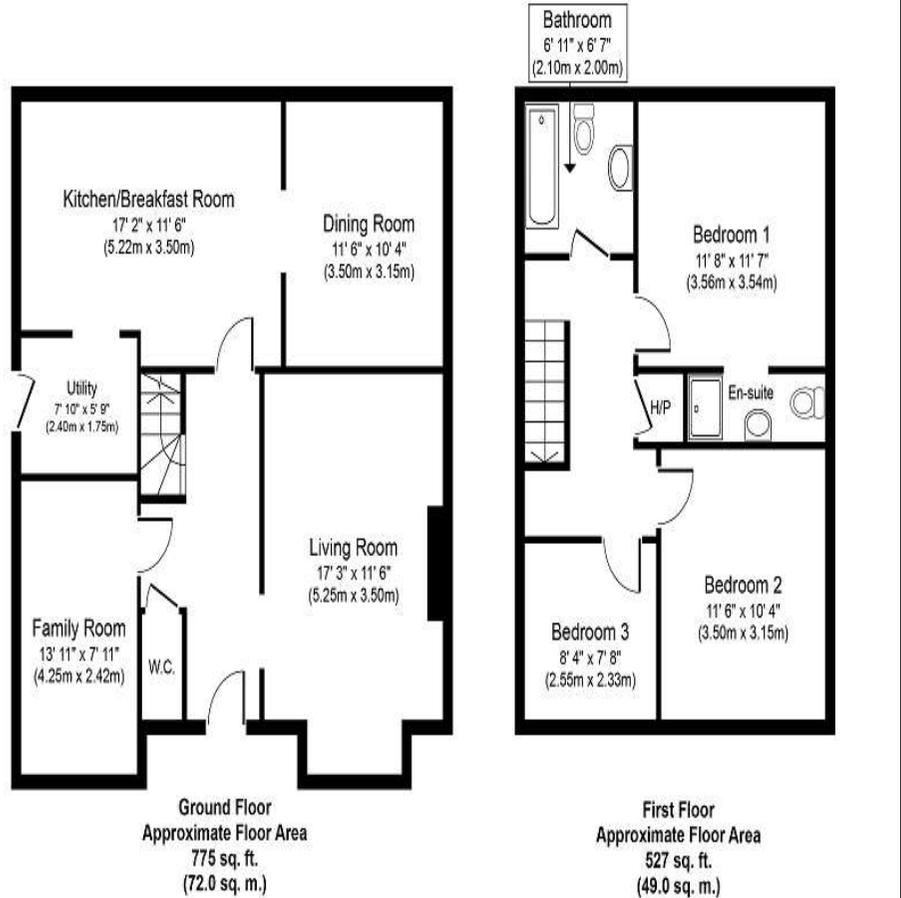


Outside

Fully walled rear garden mainly laid to lawn. Large patio area. Fenced and hedged front garden mainly laid to lawn. Tarmacademed driveway.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing strictly by appointment

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**PROPERTY
PARTNERS**

DE COURCY O'DWYER

FOR SALE

**37 Carriglea,
Corbally,
Limerick.**

BER: C3



Price Guide

Region: €230,000

Barrack House, O' Connell Avenue, Limerick.

Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

We at Property Partners are delighted to introduce for sale this spacious three bedroom semi detached home which is ideally located within easy reach of the City Centre.

The property comprises of entrance hallway, living room, family room, dining room, kitchen/breakfast room, utility room, guest W.C., three bedrooms and bathroom.

Outside the property has a fully walled rear garden mainly laid to lawn. Large patio area. Fenced and hedged front garden mainly laid to lawn and a tarmac driveway.

A viewing of this property is highly recommended.

Special Features

- * Semi detached
- * Gas fired central heating
- * Double glazed windows
- * Guest W.C. and Ensuite
- * Adjacent to a host of amenities
- * Off street parking
- * 3 Reception Rooms
- * Utility room
- * BER - C3
- * Cul de Sac



Accommodation

Accommodation	Size M. Ft.	Description
Entrance hallway		Hardwood entrance door. Solid oak floor. Understairs storage.
Guest WC	0.8 m x 1.15 m 2'6" x 3'7"	W.C. Wash hand basin.
Living Room	3.5 m x 5.25m 11'4" x 17'2"	Feature cast iron fireplace with tiled inset marble hearth and ornate surround. TV Point. Bay window. Solid oak flooring.
Family Room	4.25 m x 2.42 m 13'9" x 7'9"	Solid oak flooring.
Dining Room	3.15 m x 3.5 m 10'3" x 11'4"	Solid oak flooring. TV point. Double doors to kitchen/breakfast room.
Kitchen/ Breakfast Room	5.22 m x 3.5 m 17'1" x 11'4"	Fully fitted oak kitchen with eye and floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Tiled splash back area and tiled work top counter. Indesit electric oven. Plumbed for dishwasher. Tiled floor. Double glazed sliding patio door to rear garden.
Utility Room	2.4 m x 1.75 m 7'8" x 5'7"	Eye level presses. Plumbed for washing machine. Vented for dryer. Tiled floor. Door to side and rear garden.
Upstairs		
Bathroom	2 m x 2.1 m 6'5" x 6'8"	Bath. W.C. Wash hand basin. Part tiled walls.
Bedroom 1	3.56 m x 3.54 m 11'6" x 11'6"	Sanded & varnished tonge & groove flooring. Telephone point.
Ensuite	0.9 m x 2.8 m 2'9" x 9'1"	Fully tiled shower cubicle. W.C. WHB. Extractor fan.
Bedroom 2	3.15m x 3.5 m 10'3" x 11'4"	Sanded and varnished tonge and groove flooring. Range of fitted wardrobes and shelving.
Bedroom 3	2.33 m x 2.55 m 7'6" x 8'3"	Sanded and varnished tonge and groove flooring.